



**TOWN OF LOOMIS**  
**PLANNING COMMISSION ACTION MINUTES**  
**LOOMIS DEPOT**  
**5775 HORSESHOE BAR ROAD**  
**LOOMIS, CALIFORNIA**

**TUESDAY**

**July 26, 2016**

**7:30 PM**

**CALL TO ORDER:** 7:31 pm

**PLEDGE OF ALLEGIANCE**

<b>ROLL CALL</b>	X	Chairman Hogan
	X	Commissioner Duncan
	Absent	Commissioner Kelly
	X	Commissioner Onderko
	X	Commissioner Wilson

**COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA:** None

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:** None

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Commission may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. Please **note that comments from the public will also be taken on any item on the agenda. The time allotted to each speaker** is three minutes but can be changed by the Chairman.

**TOWN MANAGER COMMENTS:** Discussed the following:

CalTrans I 80 Bridge Raising completion and Bridge work to be constructed at Horseshoe Bar Road  
Status of Library lease and MOU with Friends of Library  
SPMUD diversion line update

**ADOPTION OF AGENDA:**

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

Motion was made to adopt the Agenda. 1. Wilson 2. Duncan; passed by the following vote:

Ayes: Hogan, Duncan, Onderko, Wilson

Noes: None

Abstained: None

Absent: Kelly

**PUBLIC COMMENT ON CONSENT AGENDA:**

**CONSENT AGENDA**

**RECOMMENDATION**

**1. PROJECT STATUS REPORT**

**RECEIVE AND FILE**

**2. May 24, 2016 MINUTES**

**APPROVE**

Motion was made to accept the consent Agenda. 1 Wilson 2 Duncan; passed by the following vote:

Ayes: Hogan, Duncan, Onderko, Wilson

Noes: None

Abstained: None

Absent: Kelly

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July 26, 2016 Planning Action Minutes

(Materials relating to an item on this agenda can be obtained at Town Hall (3665 Taylor Road) or on the Town's website at [www.loomis.ca.gov](http://www.loomis.ca.gov))

**PUBLIC HEARING:**

**3. #16-08 –MINOR MODIFICATION OF MAJOR SUBDIVISION**

**SIERRA COLLEGE ESTATES (APPLICATION #14-09) APN: 030-100-017**

The applicant Ron Smith, requests to allow the private wells instead of public water for the Sierra College Estates Subdivision (Application #14-09) previously approved by the Planning Commission on January 27, 2015 subject to 49 conditions of approval.

The Sierra College Estates Subdivision was approved by the Town of Loomis subject to 49 conditions of approval with a Mitigated Negative Declaration (MND) as per the California Environmental Quality Act (CEQA) on January 27, 2015.

The applicant has submitted a modification to allow the use of private wells instead of public water, due to the high cost of connections fees required by the Placer County Water Agency (PCWA), distance from the existing water mains, and conflict with an existing sewer line. Aside from the change to private wells, no other changes are proposed to the previous approved tentative subdivision map other than showing the location of the drafting underground water storage tank and hydrant requested by the Loomis Fire Protection District.

**RECOMMENDATION**

The Planning Commission approve Resolution #16-06 re-adopting the previously approved Mitigated Negative Declaration and Addendum approving **Minor Modification #16-08** to allow the use of private wells rather than public water for a previously approved seven lot subdivision Sierra College Estates (Application #14-09), subject to the recommended findings and conditions of approval.

**COMMISSION COMMENTS:**

Commissioner Wilson opened a discussion regarding the large water tank for Fire Suppression

Commissioner Duncan asked about Environmental Health recommendation to have studies done prior to approval of modification

During the Commission comment period, the applicant Ron Smith addressed the Commissioners and asked for the item to be continued to another date in order to give him time to complete more studies and check for well water viability, letting science and studies make the decision.

Chairman Hogan asked to the discuss the project and hear public comment before considering the motion for a continuation be considered.

**PUBLIC COMMENT:**

Jan Walczykowski – Grazing Lane – voiced concern over the impact the wells will have on the wetlands and groundwater in the area.

**COMMISSION DELIBERATION:**

Chairman Hogan opened a discussion on the propagation of water in Placer County, and having the applicant approach PCWA on different options for bringing in a water line.

Motion was made to continue item #16-08 to a date uncertain 1. Onderko 2. Duncan; passed by the following vote:

Ayes: Hogan, Duncan, Onderko, Wilson

Noes: None

Abstained: None

Absent: Kelly

**4. #14-11 JUSTICE MINOR LAND DIVISION – 6639 WISHING WELL WAY - APN: 045-071-064**

The applicants Larissa and David Justice, request to divide an 18.15 acre parcel into two lots being respectively 5.12 and 4.89 acres, with a Remainder Parcel of 8.15 acres in size.

Preliminary review of the proposed minor land application found it consistent with the Loomis General Plan and Zoning Code in terms of the zoning and parcel size requirements. However, as there were possible issues as to wetlands, tree removal, possible pesticide contamination due to a former orchard, studies were requested to address these issues. Upon satisfactory completion of these reports, and other requested material the application was deemed complete in September 15, 2015. As there was the potential for adverse environmental impacts a Mitigated Negative Declaration (MND) was prepared as per the California Environmental Quality Act (CEQA). The Mitigated Negative Declaration was circulated for review and comment to agencies and the public in March 2016 with no significant adverse comments as to the project's environmental impacts.

#### **RECOMMENDATION**

The Planning Commission adopt Resolution #16-07 approving Minor Land Division #14-11 to divide an 18.15 acre parcel into two lots of 5.12 and 4.89 acres, with a Remainder Parcel of 8.15 acres subject to the findings and the recommended conditions of approval, and adopt the recommended Mitigated Negative Declaration as per the requirements of the California Environmental Quality Act (CEQA).

#### **COMMISSION COMMENTS:**

Commissioner Wilson asked about the Hudec Barn located in the sliver of property on the remainder section  
Commissioner Onderko asked for clarification on the disputed property line located on the remaining lot.

#### **PUBLIC COMMENT:**

Dale Hudec – Wishing Well Way; voiced concern about the area of land where the lot line adjustments will need to occur, and the potential possibility that someone may try to get the land from his ownership  
Queneville- Horseshoe Bar Road; voiced concerns over the MLD and the additional traffic that will be generated by the 2 additional lots and residents.

#### **COMMISSION DELIBERATION:**

Chairman Hogan opened a discussion regarding the overhead power lines on one of the new parcels, and the aerial easement that will need to be noted on the map.

Commissioner Onderko led a discussion on the panhandle portion of the remainder lot and the property line discrepancy surrounding the fence line in the area.

Motion was made that the Planning Commission adopt Resolution #16-07 approving Minor Land Division #14-11 to divide an 18.15 acre parcel into two lots of 5.12 and 4.89 acres, with a Remainder Parcel of 8.15 acres subject to the findings and the recommended conditions of approval, and adopt the recommended Mitigated Negative Declaration as per the requirements of the California Environmental Quality Act (CEQA), with the 2 recommended additional conditions of approval\* 1 Onderko 2. Wilson; passed by the following vote:

Ayes: Hogan, Duncan, Onderko, Wilson

Noes: None

Abstained: None

Absent: Kelly

Additional COA \*1. Prior to any work within any delineated wetlands as shown on the Tentative Parcel Map, such as expansion of the existing 24" culvert along the eastern access road to parcels A and B, any owner shall provide proof that they have acquired an approved Jurisdictional Determination and permit authorization from the Army corps of engineers.

2.. Prior to recordation of the Final Map, the applicant shall provide documentation as to any and all power transmission line easements, encroachments, and conveyances across the property, and note on the final map that structures constructed under any aerial transmission lines shall conform to the requirements of the law and holders of applicable easements, encroachments, or conveyances.

### **5. REVIEW OF PROCESSING SEQUENCE FOR THE VILLAGE AT LOOMIS PROJECT**

Town staff felt it valuable to present to both the Planning Commission and Town Council a better understanding of the next steps, sequence and actions regarding processing the Village at Loomis project.

As you may be aware, the Village at Loomis Final EIR is currently under preparation. The Final EIR will consist of the Draft EIR and the comments received during circulation and public hearings and the responses to those comments received. The Final EIR may also contain modifications to the Draft EIR which result from information received during the comment period. In short order, the project will progress into the project review process, which will involve hearings before the Planning Commission

for your review and recommendation to the Town Council, who will take final action to approve, modify or deny the various entitlements requested for the Village at Loomis project.

**RECOMMENDATION:**

Hear staff presentation, hold discussion and hear public comment. No action is requested on this item.

**PUBLIC COMMENT:** The applicant Todd Lowell spoke on the process to get to this point, that the project was discussed during the general plan adoption and stated that this application was filed in 2014.

**COMMISSION COMMENTS:**

Commissioner Onderko discussed DEIR status.

Chairman Hogan opened a discussion regarding the daunting process to approve the project through the commission.

Commissioner Onderko – clarified that no action has been taken by the Commission or Council at this time. Also clarified that the applicant has a right to due process.

Motion was made to adjourn. 1. Duncan 2. Wilson; passed by the following vote:

Ayes: Hogan, Duncan, Onderko, Wilson

Noes: None

Abstained: None

Absent: Kelly

**ADJOURNMENT: 9:10PM**

Signed, July 20, 2016 at Loomis, California.

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Carol Parker, Administrative Clerk/Planning Assistant